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Exhibit "C"

THIS CONTRACT OF SALE, made this 10th day of November, 1970, by and between Mary G. Gelwicks, of St. Petersburg, State of Florida; Thomas D. Gelwicks, Sr., of Charleston, State of South Carolina; and Gilda DeOms, Correine Beck, Frances L. Delephine McKenna and M. Frances Kramer, all of the City of Baltimore, State of Maryland, hereinafter called "Vendors", and William D. Smith and Melva R. Smith, his wife, of Frederick County, State of Maryland, hereinafter called "Vendees",

WITNESSETH:

That for and in consideration of the mutual promises and agreements hereinafter set forth by and between the parties hereto, the said Vendors do hereby agree to sell unto the said Vendees, and the said Vendees do hereby agree to purchase from the said Vendors,

All that lot or parcel of land situate on the east side of Seton Avenue, formerly Frederick Street, in Emmitsburg, Emmitsburg Election District, Frederick County, Maryland, fronting 30 feet, more or less, on said Street, and extending back a depth of 240 feet, more or less, being the northern one-half of Lot No. 42, as shown and described on the Plat of Emmitsburg.

Being part of the same real estate described and conveyed in a deed from J. Thomas Gelwicks to John Wagerman, dated August 29, 1923, and recorded in Liber No. 346, folio 379, one of the Land Records of the County aforesaid.

And being all and the same real estate devised unto the Vendors herein by the Last Will and Testament of John W. Wagerman, dated July 9, 1937, and recorded in Liber R.L.L. No. 1, folio 234, one of the Will Records of Frederick County, Maryland.

TOGETHER with the dwelling thereon known as 125 South Seton Avenue, and all and singular the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

The sale herein is made subject to the following terms, conditions, provisions and agreements:

1. That the Vendees agree to pay unto the said Vendors the sum of Five Thousand, Five Hundred Dollars (\$5,500.00) for the aforesaid real estate on or before the 1st day of February, 1971, and upon the payment of the said purchase money, the said Vendors agree to cause to be conveyed